



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday September 12, 2012

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL WHO WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND, THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM ON WHICH YOU WILL BE TESTIFYING. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@frederickcountymd.gov

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Board of Appeals-Thursday, September 27, 2012, Meeting @ 7:00 PM

Contact

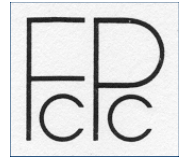
*Planning and Development Review
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,
public hearing agendas, preliminary/final
plats, Preliminary and Site plan items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

- | | |
|---|----------------------|
| 1. <u>MINUTES</u> | APPROVAL |
| 2. <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u> | INFORMATIONAL |
| 4. <u>ELECTION OF OFFICERS</u> | DECISION |
| a) Rules and Procedures, Section 2-Officer and Committees:
2.1 - The commission shall organize annually in the month of September and elect a Chairman, Vice-Chairman and Secretary. (10-19-05) | |
| 5. <u>PRELIMINARY PLAT</u> | DECISION |
| a) <u>Manorwood, Lots 95-97</u> - Requesting reapproval for a 13 lot Residential Cluster subdivision. Located on Manor Drive South, opposite Turf Court South. Zoned: Residential (R-1), New Market Planning Region. Tax Map 98 / Parcel 149.
File: S919B, AP 12427.
<i>Michael Wilkins, Principal Planner</i> | |

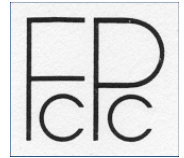
NOTE: The consideration of this item is contingent upon the execution of a Settlement Agreement between Frall and the County. If the Settlement Agreement is not signed prior to September 12, 2012, then this item will be postponed.

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6. SITE PLAN

DECISION

- a) [Supply to Barren: Residential Cluster Concept](#) - Requesting Concept Plan approval for 31 Residential Cluster lots. The plan is also proposing a new public street. Located at the east side of Yeagertown Road, north of Rt 144 Old National Pike. Zoned: Residential (R-1), New Market Planning Region. Tax Map 79 / Parcel 9.
File: S871, Site AP 12438 & FRO AP 12440
Tolson DeSa, Principal Planner

7. SUMMER 2012 CYCLE , WATER AND SEWERAGE PLAN AMENDMENTS

FINDING OF CONSISTENCY

The Planning Commission will hear the following cases to determine consistency with the Comprehensive Plan.

- a) **Case WS-12-05 Town of New Market (Loveland property)**
Tax Map 801 / Parcel 3740, Located at 150 West Main Street. Requesting reclassification of 0.34 acres from W-5/Dev. to W-3/Dev.
- b) **Case WS-12-06 Kiplinger Washington Editors, Inc.**
Tax Map 96 / Parcel 54, Located at 3514 Urbana Pike. Requesting reclassification of 0.42 acres from W-5/Dev. to W-3/Dev.
- c) **Case WS-12-07 YBC Investors (Younkins PUD and Wedgewood West MXD)**
Tax Map 86 / Parcel 6, Located at NW side of New Design Road at the terminus of English Muffin Way.
Requesting reclassification of 96 acres from W-4/Dev., S-4/Dev. to W-3/Dev., S-3/Dev.
Tim Goodfellow, Principal Planner

8. TEXT AMENDMENT PUBLIC HEARING

RECOMMENDATION

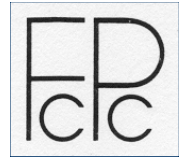
- a) [Subdivision Regulations Text Amendment \(ST-12-01\)](#) - Staff will present for public comment and Planning Commission consideration proposed changes to the Subdivision Regulations (Chapter 1-16 of the Frederick County Code). The Planning Commission will make a recommendation on the amendments to the Board of County Commissioners.
Michael Wilkins, Principal Planner

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9. REZONING AMENDMENTS

INFORMATIONAL

- a) [Urbana Northern MXD Phase I Rezoning Amendment \(R-06-01-A\)](#) - Staff will present the application for the Amendment to the Urbana Northern MXD (R-06-1-A). The applicant proposes to amend the Phase 1 Plan and certain conditions of approval including an increase in the number of dwelling units (from 500 to 610) and the elimination of the age-restricted status of 200 of the dwelling units. The MXD zoning was originally approved as Ordinance # 06-31-427 on October 5, 2006.
Denis Superczynski, Principal Planner
- b) [Urbana Office/Research Center MXD \(R-98-01-B\)](#) - Staff will present the application for the Amendment to the Urbana Office / Research Center MXD (R-98-01-B). The applicant proposes to amend the Phase 1 Plan and certain conditions of approval including a reduction in the land area established for commercial/retail uses and an increase in the land area established for employment uses. The MXD zoning was originally approved as Ordinance # 98-18-220 on August 4, 1998 and amended as Ordinance # 09-04-508 on December 3, 2009.
Denis Superczynski, Principal Planner